

SAN DIMAS BUSINESS PARK FOR LEASE

A MASTER PLANNED INDUSTRIAL/R&D/OFFICE COMPLEX

1,152 SF to 7,488 SF FOR LEASE

NEC Arrow Hwy & Walnut Ave.
San Dimas, California

PROPERTY HIGHLIGHTS:

- Arrow Highway Identity
- Industrial/Office Suites
- Professional Business Environment
- Gas Space Heaters in Warehouse
- Verizon FiOS Internet Service
- Distributed Power Throughout Warehouse
- Central Heating, Ventilation and Air Conditioning in Offices
- Excellent Freeway Access: 10, 210, 57, 71, and 60



NAI Capital

Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For information, please contact your exclusive listing agent:

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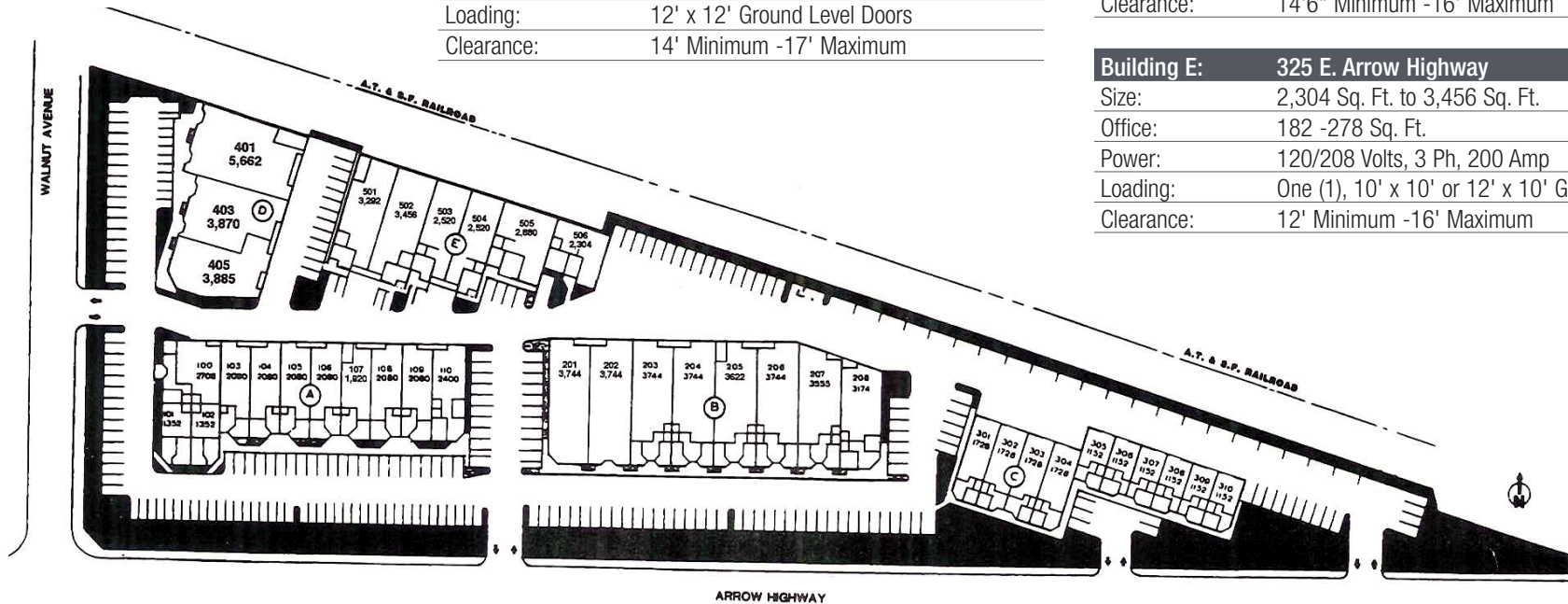
Building A:	301 E. Arrow Highway
Size:	1,352 Sq. Ft. to 2,706 Sq. Ft. (Two (2) 1,352 Sq. Ft. Office Units)
Office:	505 -2,500 Sq. Ft.
Power:	120/208 Volts, 3 Ph, 200 Amp
Loading:	One (1), 10' x 10' Ground Level
Clearance:	11' Minimum -14' Maximum

Building B:	357 E. Arrow Highway
Size:	3,174 Sq. Ft. to 7,488 Sq. Ft.
Office:	775 -828 Sq. Ft.
Power:	120/208 Volts, 3 Ph, 200 Amp
Loading:	12' x 12' Ground Level Doors
Clearance:	14' Minimum -17' Maximum

Building C:	403 E. Arrow Highway
Size:	1,152 Sq. Ft. to 1,728 Sq. Ft.
Office:	386 -411 Sq. Ft.
Power:	120/208 Volts, 3 Ph, 100 Amp
Loading:	One (1), 10' x 10' Ground Level
Clearance:	12' Minimum -16'6" Maximum

Building D:	300 S. Walnut Avenue
Size:	3,870 Sq. Ft. to 5,662 Sq. Ft.
Office:	1,000 or More
Power:	120/208 Volts, 3 Ph, 200 Amp
Loading:	12' x 12' Ground Level Doors
Clearance:	14'6" Minimum -16' Maximum

Building E:	325 E. Arrow Highway
Size:	2,304 Sq. Ft. to 3,456 Sq. Ft.
Office:	182 -278 Sq. Ft.
Power:	120/208 Volts, 3 Ph, 200 Amp
Loading:	One (1), 10' x 10' or 12' x 10' Ground Level
Clearance:	12' Minimum -16' Maximum



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